

## **Minutes of the Planning Committee**

**26 May 2026**

**-: Present :-**

Councillor Brook (Chair)

Councillors Billings, Fox (Vice-Chair), Pentney, Strang, Tolchard and Virdee

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### **37. Apologies for absence**

An apology for absence was received from Councillor Mandy Darling.

### **38. Minutes**

The minutes of the meeting of the Committee held on 27 April 2026 were confirmed as a correct record and signed by the Chair.

### **39. St Boniface Church, Belfield Road, Paignton (P/2025/0836)**

The Committee considered an application for the demolition of existing building and construction of 25 Affordable Homes for over 55s with associated works and infrastructure.

Prior to the meeting, Members of the Planning Committee undertook a site visit, and written representations were available on the Council's website.

Since the report was published, the Principal Planning Officer advised that the following changes were required to the conditions listed in the submitted report:

a) Condition 10: retain

b) Re-write Condition 11:

o **11.Noise Impact Assessment**

No development shall take place until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall evaluate the potential noise impacts arising from the construction phase and shall set out appropriate mitigation measures.

The development shall thereafter be carried out in full accordance with the approved details, and all construction works shall implement mitigation measures in accordance with BS 5228: Parts 1 and 2:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:**

To prevent excessive noise and protect the residential amenity of occupiers in accordance with Policy DE3 of the Torbay Local Plan 2012-2030.

c) Condition 22: Include reference to 'scooters' in the title and body of the condition.

d) Condition 26: delete.

e) New Condition 26:

o **Keep Clear Marking in Turning Area**

Prior to first occupation, 'Keep Clear' markings must be provided at the turning area in the rear parking area alongside keep clear / turning area signage, and must be retained in perpetuity.

**Reason:**

To ensure safe and suitable access within the site in accordance with NPPF paragraph 115.

Following the Planning Officer's presentation, Peter Thomas addressed the Committee in support of the application.

Resolved:

Approved, subject to:

1. Planning conditions as outlined within the submitted report, with the final drafting of conditions delegated to the Divisional Director of Place Strategy; that the during the final drafting of conditions the Divisional Director of Planning, Housing and Climate Emergency consider:

a) Condition 10: retain

b) Re-write Condition 11:

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  - d) Condition 26: delete.
  - e) New Condition 26:
    - o **Keep Clear Marking in Turning Area**  
Prior to first occupation, 'Keep Clear' markings must be provided at the turning area in the rear parking area alongside keep clear / turning area signage, and must be retained in perpetuity.  
**Reason:**  
To ensure safe and suitable access within the site in accordance with NPPF paragraph 115.
2. the completion of a Section106 legal agreement to ensure the units of accommodation are affordable and for people over 55 years of age with a local connection and a planning contribution towards waste management; and
  3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

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Chair